



**Building Plot**

Poplar View, Main Street, Pollington, Nr Goole, DN14 0DH

**Price Guide £150,000**  
**Offers Invited**

# Property Features

- Excellent Building Plot in popular Rural Village
- Frontage of 44' (13.4m), Maximum depth of 95' (29m)
- Consent for 4 Bedroom Detached House
- Ideal Self Build Opportunity with Foundations laid
- Conveniently located for Goole, Selby, Pontefract & M62

## Full Description

### SITUATION

From Goole take the A614 and then the A1041 into Snaith. At the mini roundabout turn left onto the A645 Pontefract Road. Proceed for approximately one mile and then turn left sign posted Pollington. Continue along Long Lane into the Village. Proceed around the sharp right hand bend into Main Street where the Plot will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

### THE PLOT

This consists of a level Plot being situated between 9 Poplar View and Lilac Cottage in an excellent position on the edge of the popular rural Village of Pollington which is conveniently placed for Goole, Selby, Pontefract and J34 of the M62 motorway which allows easy access to the major Business Centres.

The Plot has a frontage of approximately 44' (13.4m) to Main Street, a maximum depth of approximately 95' (29m) and also includes Land to the rear of 9 Poplar View with the whole edged Red on the Reference Plan.

It should be noted that some of the ground works to the new Dwelling have already been completed with the Foundations to the Property being up to Damp Proof Course level.

### PLANNING PERMISSION

The Plot has the benefit of full Planning Permission for the erection of a Dwelling being Application No: 21/00271/PLF granted by the East Riding of Yorkshire Council on the 21st May 2021, together with Consent to vary Condition 6 (Access) and Condition 9 (Approved Plans) being Application No: 23/02762/VAR and granted by the East Riding of Yorkshire Council on the 9th February 2024.

The Planning Permissions gives Consent for the erection of a 4 Bedroom, 2 Bathroom Detached House with Parking to rear.

A copy of the Planning Decision Notices together with associated Plans can be obtained from the Agents Goole Office or by visiting [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

### SERVICES

It is understood that all mains services are available to the Site however interested parties should make their own enquiries with the relevant Statutory Authorities regarding the points of connection and costs.

#### ROADWAY

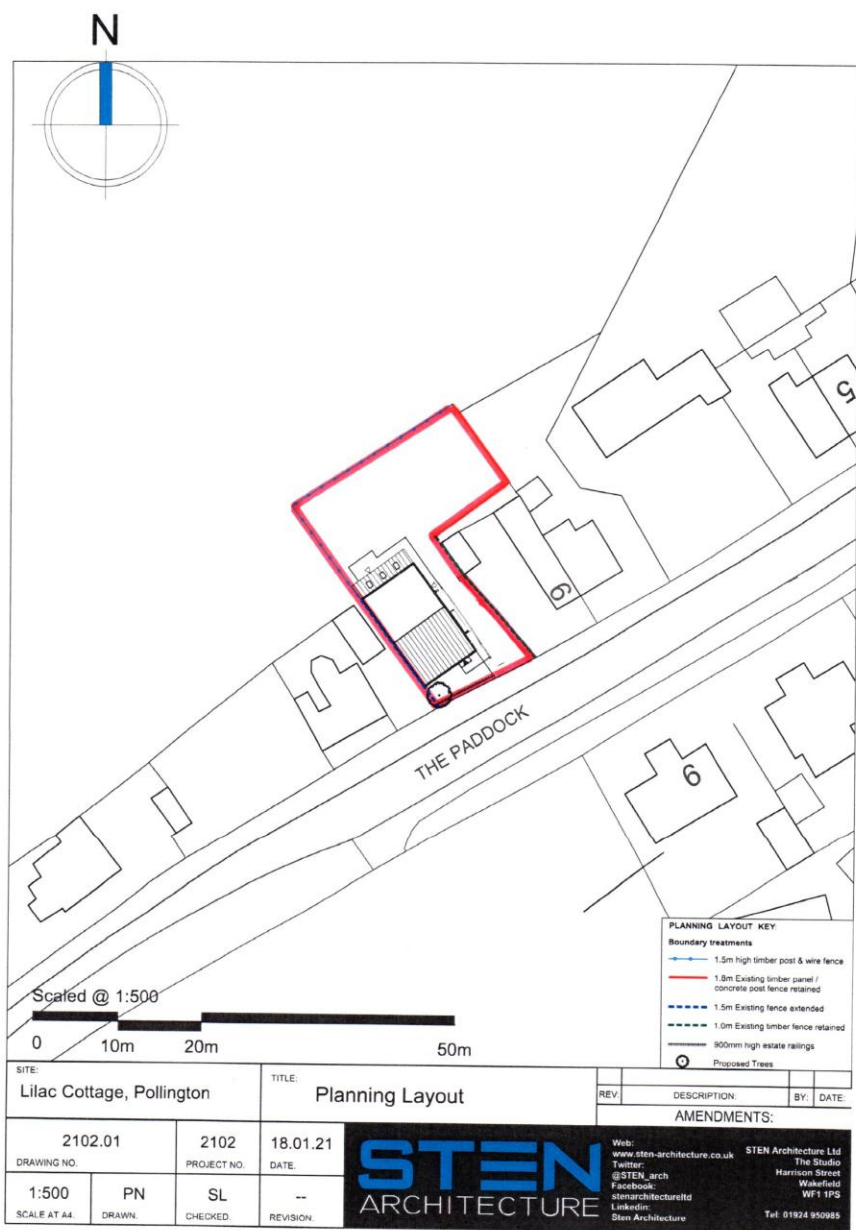
The roadway to the front of the Plot being Main Street is made up and taken over by the Local Highway Authority.

#### VIEWING

The Plot can be viewed at any reasonable time upon receipt of these particulars.

#### ADDITIONAL INFORMATION

Should you require any additional information or wish to discuss any points please contact Stephen Townend on 01405 762557.



4 Belgravia,  
Goole,  
DN14 5BU

[www.townenddegg.co.uk](http://www.townenddegg.co.uk)  
[sales@townenddegg.co.uk](mailto:sales@townenddegg.co.uk)  
 01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements